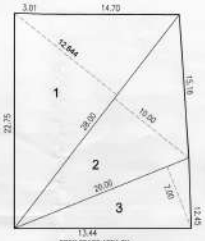
Designed by ZWCAD Academic Version

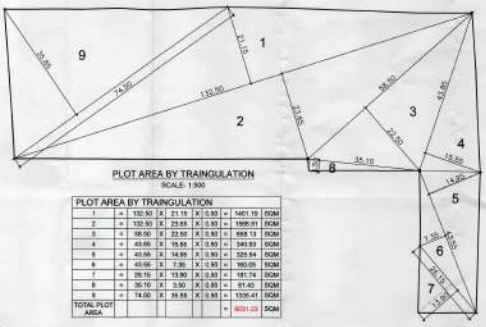
A&B BLDG
STATEMENT-2 (Sr.No.9(a))
PROPOSED BUILDING

FLOOR P'LINE AREA STATEMENT				
FLOOR'S NAME	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE		TENEMENT	
	A BLDG	B BLDG	A BLDG	B BLDG
GROUND PARKING FLOOR	---	---	---	---
UPPER PARKING FLOOR	97.00	---	---	---
FIRST FLOOR	793.80	682.30	08	06
SECOND FLOOR	793.80	---	08	
THIRD FLOOR	793.80	---	08	
FOURTH FLOOR	793.80	---	08	
FIFTH FLOOR	793.80	---	08	
SIXTH FLOOR	716.92	---	07	
SEVENTH FLOOR	793.80	---	08	
EIGHTH FLOOR	793.80	---	08	
NINETH FLOOR	793.80	---	08	
TENTH FLOOR	793.80	---	08	
ELEVENTH FLOOR	716.92	---	07	
TWELFTH FLOOR	793.80	---	08	
TERRACE FLOOR	---	---	---	
TOTAL P'LINE AREA	9468.84	682.30	94 NOS	06 NOS
	10151.14		100 NOS	



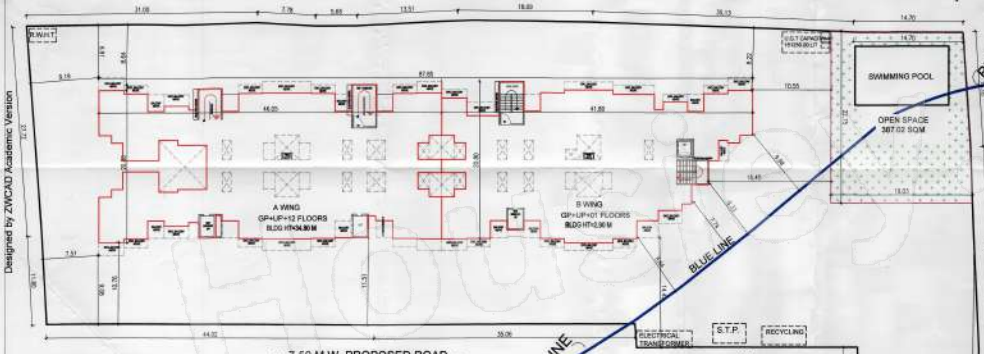
13.44
OPEN SPACE AREA BY TRAINGULATION

OPEN SPACE AREA BY TRAINGULATION									
1	=	28.00	X	12.644	X	0.50	=	177.02	SQM
2	=	28.00	X	10.00	X	0.50	=	140.00	SQM
3	=	20.00	X	7.00	X	0.50	=	70.00	SQM
TOTAL PLOT AREA							=	387.02	SQM



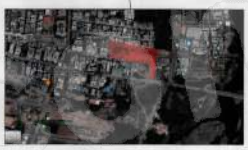
PLOT AREA BY TRAINGULATION
SCALE- 1:500

PLOT AREA BY TRAINGULATION									
1	=	132.50	X	21.13	X	0.50	=	1401.19	SQM
2	=	132.50	X	23.85	X	0.50	=	1968.01	SQM
3	=	58.50	X	22.85	X	0.50	=	668.13	SQM
4	=	49.66	X	15.50	X	0.50	=	346.93	SQM
5	=	49.66	X	14.95	X	0.50	=	326.84	SQM
6	=	49.66	X	7.30	X	0.50	=	180.95	SQM
7	=	26.16	X	13.90	X	0.50	=	181.74	SQM
8	=	36.10	X	3.90	X	0.50	=	61.40	SQM
9	=	74.00	X	35.88	X	0.50	=	1330.41	SQM
TOTAL PLOT AREA							=	6031.23	SQM



SITE PLAN
(SCALE-1:250)

PROPOSED SITE



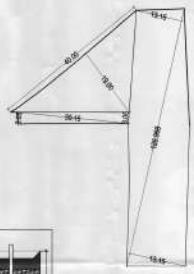
GOOGLE IMAGE (N.T.S.)

PARKING STATEMENT.

PLAT CARPET AREA	NO. OF TENEMENT	CAR	SCOOTER
COMM.<0.5000 M. (100m<2.0)	------	------	------
UP TO 80.00 SQ.M. (270L=1.2)	99	83	99
UP TO 80TO150 SQ.M. (170L=1.3)	1	1	3
TOTAL	100	81	102
		X12.50	X2.00
		637.50	204.00
5% VISITERS PARKING		31.88	10.20
TOTAL		669.38	214.20
TOTAL PARKING REQUIRED		= 883.58 SQ.M.	
TOTAL PARKING PROPOSED		= 1080.00 SQ.M.	

WATER REQUIREMENT CALCULATION							
BLDG	TOTAL TENEMENT	OVER HEAD REQ. WATER TANK CAP.	FIRE PROPOSED	OVER HEAD PROPOSED WATER TANK CAP.	U.GROUND REQ. WATER TANK CAP.	FIRE PROPOSED	U.GROUND PROPOSED WATER TANK CAP.
A BLDG	94 NOS	947. X 5 X 135LIT.= 63,400 LIT.	25,000 LIT	88450LTRS	63450.00 X 1.50 =95,175 LT.	50,000.00 LIT	1,45,175 LIT.
B BLDG	06 NOS	087. X 5 X 135LIT.= 4050.00 LIT.	0.000 LIT	4050.00 LTRS	4050.00 X 1.50 =6075.00 LIT.	–	6075.00LIT.
TOTAL	178 NOS	1,12,050 LTRS	25000 LIT	92500.00 LTRS	101250.00 LTRS	50,000.00 LIT	151250.00 LIT.

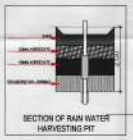
LOCATION PLAN SCALE-N.T.S.



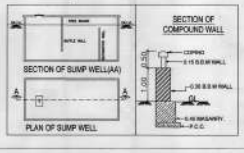
BLUE LINE AREA CALCULATION BY TRAINGULATION

1. 126.068 X (13.15 + 13.15) X 0.50 = 1657.79 SQ.M.
2. 30.15 X (3.05 + 3.05) X 0.50 = 91.96 SQ.M.
3. 19.00 X 40.00 X 0.50 = 380.00 SQ.M.

TOTAL AREA = 2129.75 SQ.M.



SECTION OF RAIN WATER HARVESTING PIT



LAY OUT PLAN

STAMP OF APPROVAL

REVISION TO B.P./PAWANA/57/2023 DATE: 06/09/2023
Sanctioned No. B.P. / Pawana / 57 / 24
Subject to conditions mentioned in the Office Order No.
given dated 30/09/24
Pimpri
Date : 30/09/2024

O. C. Signed by City Engineer

For City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18.

PROPOSED RESIDENTIAL BUILDING
AT:- S.NO.73/2B(P),73/1E/1(P),73/1E/2(P)
C.T.S.NO.9546(P),9547(P),9551(P),9553(P).
BAHATANI, PUNE.
FOR -: M/S. GOODWILLS BUILDCON.

A) AREA STATEMENT		SQM
1 AREA OF PLOT (minimum area of 9.0.0. to be considered)		6000.00
(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)		6000.00
(b) AS PER MEASUREMENT SHEET		6031.23
(c) AS PER BTR		6000.00
2 DEDUCTIONS FOR		
(a) PROPOSED D.P.R.P. ROAD WIDENING AREA(REVISED ROAD / REAPRAM PROPOSAL)		-
(b) ANY DP RESERVATION AREA	BLUE LINE AREA	2129.75
(TOTAL (a-b))		-
3 BALANCE AREA OF PLOT (1-2)		3870.25
4 AMENITY SPACE (IF APPLICABLE)		
(a) REQUIRED		-
(b) ADJUSTMENT OF SDLP AMT.		-
(c) BALANCE PROPOSED		-
5 NET PLOT AREA (4-3-2)		3870.25
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)		
(a) REQUIRED		387.02
(b) PROPOSED		387.02
7 INTERNAL ROAD AREA		-
8 PLOTABLE AREA (IF APPLICABLE)		3483.23
9 BUILT UP AREA WITH REFERENCE TO F.S.I. AND PERMISSIBLE FSI(NET BUILDABLE AREA X F.S.I.) (3870.25X1.1)		4257.28
10 ADDITION OF FSI ON PAYMENT OF PREMIUM		
(a) MAXIMUM PERMISSIBLE PREMIUM FSI ALLOWED IN ROAD AFFECTED ZONE		3000.00
(b) PROPOSED FSI ON PAYMENT OF PREMIUM		-
11 IN SITU FSI(TDR LOADING)		-
(a) IN-SITU AREA AGAINST DP ROAD (0 IN NO.) (A)(IF ANY)		-
(b) IN-SITU AREA AGAINST AMENITY SPACE (IF ANGED) (NTR 2.0) or (4B) (B NO. 4.0) extra(C)	BLUE LINE	2129.75
(c) TDR AREA		-
(d) TOTAL IN-SITU/TDR LOADING PROPOSED (1 (a+b+c)=d)		-
12 ADDITIONAL FSI AREA UNDER CHAPTER NO.1		-
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		6387.03
(A) (9+10(c)+12) 12 IN NUMBER IS APPLICABLE		-
(A1) DEDUCTION - BUILT AREA IN SITU/DED AREA(IF IS RETAINED AS PER GLD DC RULE		-
(A2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (A1-A2)		6387.03
(B) ANCILLARY AREA FSI UPTO 60% OR MIN. 50% PAYMENT OF CHARGES (ON A2 WHICHEVER APPLICABLE)	COMM.(50%) = RESID.(60%) =	- 3832.22
(C) TOTAL ENTITLEMENT (A+B)		10219.22
14 MAXIMUM LIMITATION LIMIT OF F.S.I. (building potential PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO.2.1 OR 2.3 OR 2.4 AS APPLICABLE)-(1 OR 1.a)		3.60
15 TOTAL BUILT UP AREA IN PROPOSAL (excluding area of B-no-15)		10151.14
(A) EXISTING BUILT UP AREA AS PER CIDO RULE		-
(i) COMPLETED		-
(ii) RESIDENTIAL		-
(iii) COMMERCIAL		-
(B) PROPOSED BUILT UP AREA (AS PER P'LINE)		-
(i) RESIDENTIAL		10151.14
(ii) COMMERCIAL		-
(C) TOTAL (A+B)		10151.14
16 F.S.I. CONSUMED (15/11)(proposal not to exceed than serial NO.14 above)		2.622
17 AREA FOR INCLUSIVE HOUSING IF ANY		-
(A) REQUIRED (10% OF 15 NO.)		-
(B) PROPOSED		-
18 TENEMENTS		-

Certificate of Area

Certified that the plot under reference was surveyed by me on and the dimensions of plots are all part derived on plan are as measured on site and the area so worked out deliverable the area shown in document of Ownership / T.S.Extract Revaluation Records Department/City Survey records.

AR.M.D. JOSHI
CA/87/10590
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration:

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector.I/We would execute the structure as per approved plans.also I/We would adopt/ do the water harvesting/ storage facilities planned on site to ensure the quality and safety of the work done.

FOR - M/S GOODWILLS BUILDCON. (Owners name and signature)

YOJANA ARCHITECTS
NARENDRA D. JOSHI (B.ARCH.(A.U.))
SUNDAS SILVER SPACE, OFFICE NO.10 & 11
ABOVE SARASWAT BANK,MANCHI ROAD,
VISHALNAGAR, PIMPLARI, PUNE - 411027

JOB NO.	DRG.NO	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.			DATE	04/03/2024
KEY NO.			SHEET NO.	

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